

GOVERNMENT OF TELANGANA  
ABSTRACT

R&B – Buildings – Construction of Multi-storied Office building Complex for Engineer-in-Chief (R&B) in the premises of existing and outlived Office of the Engineer-in-Chief (R&B) at Errumanzil, Hyderabad – Re-revised administrative sanction – Accorded – Orders – Issued.

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TRANSPORT, ROADS AND BUILDINGS (BUILDING) DEPARTMENT

G.O.Rt.No. 31

Dated: 20-01-2015.  
Read the following:

1. G.O.Rt.No. 74, TR&B (B.II) Dept., Dt. 9-1-2008.
2. G.O.Rt.No.446, TR&B (B.II) Dept., Dt. 28-4-2012.
3. From the CE (R&B) Bldgs., Hyd., Lr.No.TA9/AEE2/MSB/ E.Manzil/ 45338/2009, Dt. 18-1-2014 & 22.5.2014.

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ORDER:

In the G.O., first read above, administrative sanction of Rs. 20.00 Crores was accorded for construction of Multi-storied Office building Complex for Engineer-in-Chief (R&B) in the premises of existing and outlived Office of the Engineer-in-Chief (R&B) at Errumanzil, Hyderabad and in the G.O., second read above, revised administrative sanction of Rs. 39.75 Crores was accorded for the said work with permission to take up the works with the subsisting Agency, in order to achieve better co-ordination and to complete the project fully functional.

2) In the reference third read above, the Chief Engineer (R&B) Bldgs., has stated that the said work was technically sanctioned for an amount of Rs.20.00 Crores and the same was entrusted to M/s Chabbra's Associates, Contractor @ 0.45% excess over estimated rates with reference to SSR 2008-09 on 02.03.2009. The clear site was handed over on 22.02.2010 and as there was increase in plinth area of proposed building (approximately 65% increase in plinth area) revised administrative sanction for an amount of Rs.39.975 Crores and revised technical sanction for an amount of Rs.39.975 Crores was accorded. The work has been taken up through subsisting agency viz., M/s Chabbra's Associates, Contractors, based on the permission accorded by the Govt., while according revised administrative sanction. The work is in brisk progress.

3) The CE(R&B), Buildings, Hyd. has further stated that the sub works viz., retaining wall, internal roads are in progress and other works such as underground sump and pump room will be tackled on completion of retaining wall due to site congestion. During the course of execution, certain essential deviations are necessitated to be taken up which are as follows:-

I. Main Building:

- i) Windows are provided with additional mesh shutters at an extra cost of Rs.35.00 Lakhs;
- ii) Corridor flooring is taken up with granite stone labs instead of Kota stone at an extra cost of Rs.100.00 Lakhs;
- iii) Polycarbonate sheet roof in central atrium at a cost of Rs.53.00 Lakhs is taken up; and
- iv) Altech wall putty and Texture paint.

## II. Sub Works:

An LS provision of Rs.60.00 Lakhs is only provided towards 'internal roads' in 1<sup>st</sup> revision for Rs.39.975 Crores. Subsequently, the Government allocated Errumanzil colony land admeasuring 6,250 Sq, Mtrs of land to R&B Dept., for development under PPP scheme. In order to avoid any further encroachments of the land, it is proposed to enclose the prime land with retaining wall to merge into office premises which is being newly constructed to utilize for parking purpose at present and also can be used for future expansion. Hence, the retaining wall and internal roads at a cost of Rs.500.00 Lakhs are contingent items for this particular work and already taken up through subsisting agency.

## III. Price Adjustment:

Originally estimate was technically sanctioned for Rs.20.00 Crores with reference to SSR 2008-09. During the course of execution, there is huge variation in market rates and there is change of SSR 5 times ie., upto 2013-14. Hence, price adjustment analysis is prepared in terms of G.O.Ms No.94 T R&B (R.I) Department; Dt: 16-04-2008 together with its upto date amendments and the same is worked out to Rs.13.50 Crores.

## IV. Statutory Taxes:

The tax component such as VAT @ 5% and Labour cess @ 1% are also considered in present 2<sup>nd</sup> revision with which, extra cost involved is Rs.1.57 Crores.

## V. Deviation in Electrical Provisions:

The SE(R&B), Electrical Circle, Hyd. has proposed for 2<sup>nd</sup> revision costing Rs.1,451.50 Lakhs as against provision in 1<sup>st</sup> revision of Rs.814.20 Lakhs.

4) Therefore, the CE(R&B, Buildings, Hyd. while citing the above reasons and based on rates of SSR 2008-09, has prepared revised estimate for an amount of Rs.67.30 Crores, which is necessitated in 2nd revision and stated that the entrustment of the work to the subsisting agency with the terms and conditions of original agreement, there will be savings to the Government as the work can be completed with 2008-09 SSR rates with price escalation. As per GO Ms.1 Finance (W&P-F7) Dept. Dated 25.2.2012, 5% is deducted from price escalation paid to contractor, this amounts to entrusting the work with current SSR rates minus 5%. Hence, he has requested to accord Re-revised administrative sanction of Rs.67.30Crores (Rupees Sixty Seven Crores and Thirty Lakhs only) for the said work together with permission to take up the work through subsisting agency.

5) Government after careful examination of the matter hereby accord Re-revised administrative sanction of Rs.67.30Crores (Rupees Sixty Seven Crores and Thirty Lakhs only) for the work of "Construction of Multi-storied office building complex for Engineer-in-Chief (R&B) in the premises of existing and outlived office of the Engineer-in-Chief (R&B) at Errumanzil, Hyderabad, together with permission to take up the work through subsisting agency, as was permitted in G.O.Rt.No. 446, TR&B (B.II) Dept., dt. 28-4-2012.

6) The Chief Engineer (R&B) Bldgs., shall follow all the codal rules and provisions and shall comply with all the statutory requirements under the buildings Bye-laws and fire safety aspect.

7) The amount sanctioned in Para (5) above shall be debited to the Head of Account "4059 COL on PW – 01 Office Buildings; (51) – Constructions; GH(11) NSP; SH(14) – Construction of buildings for R&B; 530- Major Works; 531 – Other Expenditure".

8) The CE (R&B) Bldgs., shall take further necessary action accordingly.

9) This order issues with the concurrence of Finance Dept., vide their U.O.No. 11586.E/404/Expr.PW.II/14, Dt.31.05.2014.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

SUNIL SHARMA  
SECRETARY TO GOVERNMENT

To  
The Chief Engineer (R&B) Bldgs., Hyd.  
The Accountant General, A.P., Hyd.  
The Pay & Accounts Officer, Hyd.  
Copy to: The Finance Dept.  
The P.S. to Hon'ble Minister for R&B  
The P.S. to Secy., to Govt., TR&B Dept.  
Sf/Sc

// FORWARDED :: BY ORDER //

SECTION OFFICER